

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Thurston County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$4,729,117**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	90.45 %	95.93 %	14	94.94 %	18	17	
% of Funds Disbursed	85.70 %	88.57 %	13	84.35 %	43	44	
Leveraging Ratio for Rental Activities	0.73	6.83	13	4.59	18	14	
% of Completed Rental Disbursements to All Rental Commitments***	24.95 %	93.72 %	14	81.38 %	4	3	
% of Completed CHDO Disbursements to All CHDO Reservations***	5.64 %	79.79 %	14	68.05 %	1	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	90.00 %	93.57 %	10	79.65 %	63	71	
% of 0-30% AMI Renters to All Renters***	90.00 %	63.98 %	2	44.76 %	95	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.07 %	1	94.31 %	100	100	
Overall Ranking:			In State:	14 / 14	Nationally:	14 11	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,000	\$25,028		\$25,245	10 Units	1.10 %	
Homebuyer Unit	\$9,500	\$19,416		\$14,395	20 Units	2.20 %	
Homeowner-Rehab Unit	\$17,085	\$19,280		\$20,186	23 Units	2.60 %	
TBRA Unit	\$2,662	\$1,680		\$3,142	845 Units	94.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Thurston County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$25,885	\$185,902	\$17,085
State:*	\$112,262	\$107,034	\$23,751
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.0	90.0	100.0	83.2
Black/African American:	0.0	0.0	0.0	4.5
Asian:	0.0	0.0	0.0	0.8
American Indian/Alaska Native:	0.0	0.0	0.0	1.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.1
Asian and White:	10.0	0.0	0.0	0.0
Black/African American and White:	0.0	5.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	5.0	0.0	0.1
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	10.0	0.0	0.0	9.7
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HOUSEHOLD SIZE:

1 Person:	50.0	10.0	26.1	38.1
2 Persons:	20.0	15.0	30.4	28.3
3 Persons:	30.0	15.0	13.0	17.5
4 Persons:	0.0	30.0	17.4	10.9
5 Persons:	0.0	20.0	4.3	3.1
6 Persons:	0.0	5.0	4.3	1.4
7 Persons:	0.0	5.0	4.3	0.6
8 or more Persons:	0.0	0.0	0.0	0.1

HOUSEHOLD TYPE:

Single/Non-Elderly:	70.0	10.0	17.4	34.4
Elderly:	0.0	5.0	26.1	3.1
Related/Single Parent:	20.0	40.0	21.7	46.3
Related/Two Parent:	10.0	40.0	34.8	10.1
Other:	0.0	5.0	0.0	6.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.0	20.0 [#]
HOME TBRA:	20.0	
Other:	60.0	
No Assistance:	10.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Thurston County Consortium

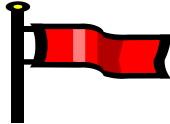
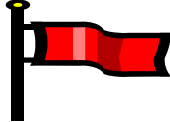
State: WA

Group Rank: 14
(Percentile)

State Rank: 14 / 14 PJs

Overall Rank: 11
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	24.95	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	5.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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